



# Chaffcombe Depot

Chaffcombe Lane, Chard, Somerset, TA20 1RR

# Chaffcombe

Chaffcombe Lane  
Chard  
Somerset TA20 1RR

A long-leasehold site available for sale via private treaty

 3529.00 sq ft

- A site based off the A348
- Office building of 524 SqFt
- Commercial asset of 3005 SqFt
- A generous site, measuring 0.73 acres
- A yard space constructed of concrete and tarmac with open storage bays

Guide Price **£375,000**

Leasehold

For sale via private treaty

Dorchester Commercial  
01305 261008 ext 3  
[commercial@symondsandsampson.co.uk](mailto:commercial@symondsandsampson.co.uk)



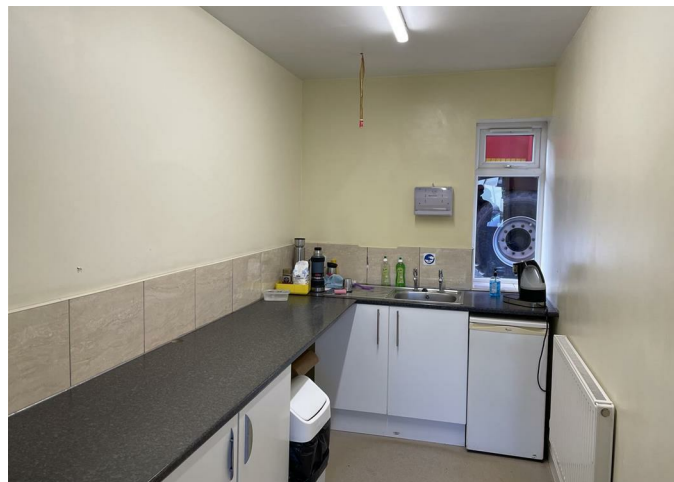
## THE PROPERTY/SITE

A rare opportunity to acquire a versatile commercial site extending to approximately 0.73 acres, enjoying direct access and offering a detached two-storey office building, workshop and generous hardstanding yard. The site is securely fenced around its perimeter and is predominantly tarmac and concrete surfaced, with a range of open storage bays providing excellent operational flexibility.

The office building is of red brick construction beneath a pitched tiled roof and provides well-presented accommodation comprising a first floor open-plan office, together with a further office, fitted kitchen and WC at ground floor level. The building benefits from uPVC double-glazed windows, oil-fired central heating and a mix of carpet and vinyl floor coverings throughout. Spanning over two floors, the property measures:  
GF - 162 SqFt  
FF - 362 SqFt  
Total - 524 SqFt

The site also includes a detached workshop of single-span steel portal frame construction, with profiled steel elevations and roof coverings. The workshop is accessed via three vehicular entrance doors to the front elevation, has a minimum eaves height of approximately 3 metres, and is further enhanced by the provision of an inspection pit. The single storey unit measures a total of 3005 SqFt.

It should be noted that Somerset Council, as freeholder, retains rights of access to maintain and repair the sluice gates serving the reservoir, which are located within the wider site. These areas are included within the long leasehold title but remain the maintenance responsibility of the Council. The quoted site area of 0.73 acres excludes this section, as it is not available for the long leaseholder's use.



## SITUATION TEXT

Chard is a well-established market town in South Somerset, ideally positioned close to the borders of Devon and Dorset and surrounded by attractive countryside, with the Blackdown Hills Area of Outstanding Natural Beauty lying immediately to the north. The town enjoys a convenient yet scenic setting, with the stunning Jurassic Coast, including the popular seaside towns of Lyme Regis and Seaton, located approximately 12-14 miles to the south.

Taunton is approximately 18 miles to the north, providing access to the M5 motorway and mainline rail services, while Yeovil lies around 10 miles to the east. Chard itself offers a comprehensive range of amenities, including supermarkets, independent retailers, leisure facilities and schooling, together with excellent road connectivity via the A30 and A358, making the town an attractive and accessible location for both business and lifestyle purposes.

## LOCAL AUTHORITY

Somerset Council  
RV: £23,750

## SERVICES

Mains electricity (3 phase available) and water.  
Drainage is a private foul system.  
Oil tanks on site.

## TENURE

A 999 year long leasehold interest between South Somerset District Council and the lease began on the 12th Mat 2009. 983 years remaining as of 2025. Lease expires on 11th May 3008.

## WHAT3WORDS

///community.consults.revealing

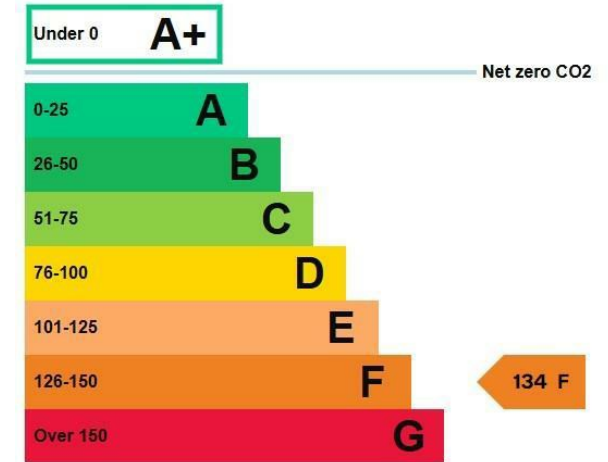
## EPC

F (134)

## VIEWINGS

Strictly by appointment only.  
Finn Rawlings  
frawlings@symondsandsampson.co.uk  
01305 261008 (option 3)

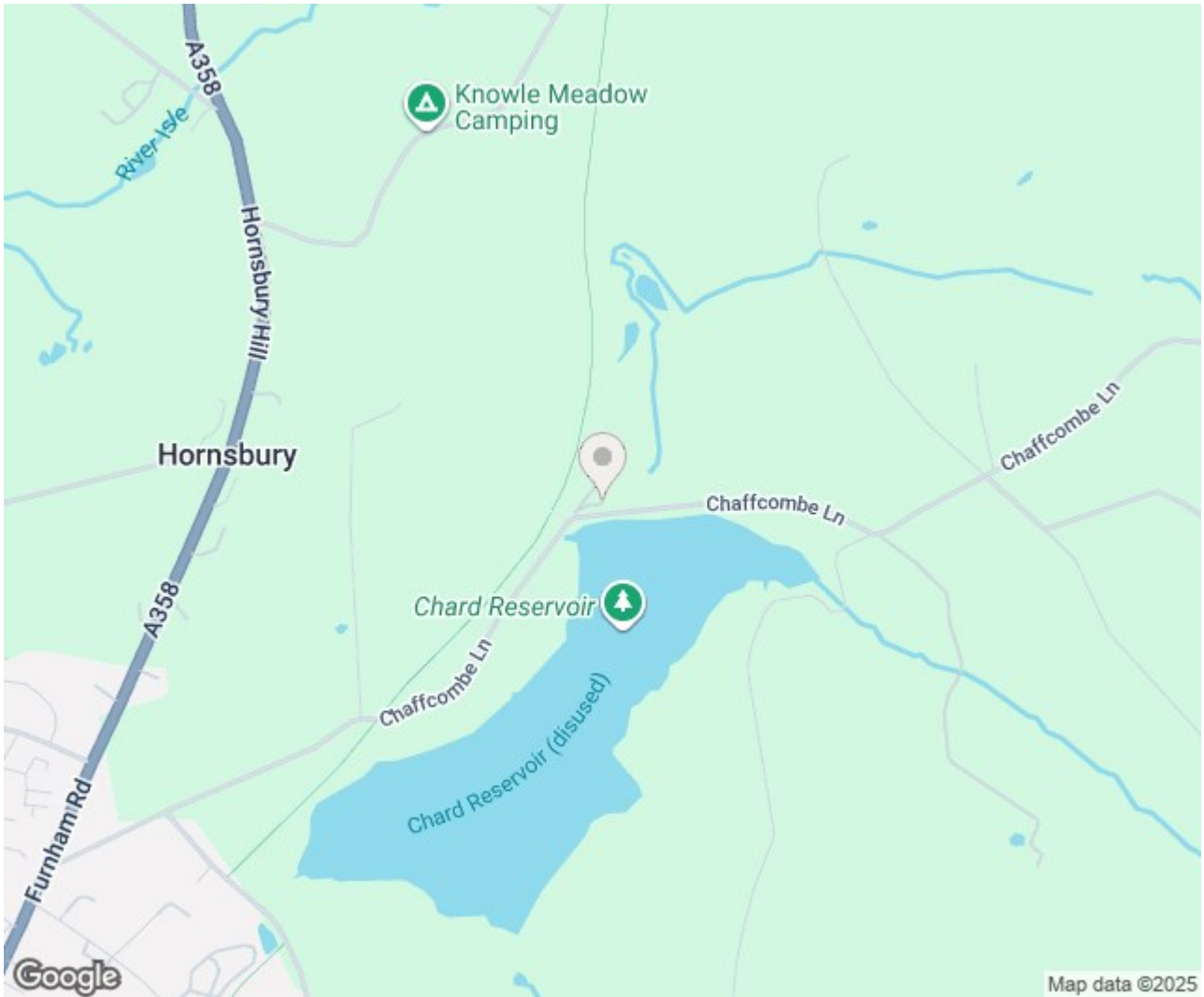
This property's energy rating is F.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.





FRR/02.12.2025



01305 261008 ext 3

commercial@symondsandsampson.co.uk  
 Symonds & Sampson LLP  
 6 Burraton Yard, Burraton Square,  
 Dorchester, Dorset DT1 3GR



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**